



**The Causeway, Burwell  
Cambridge, CB25 0DU  
Guide Price £375,000**

**MA**  
Morris Armitage

01638 560221

[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

## The Causeway, Cambridge, CB25 0DU

A simply stunning period cottage nestling in the heart of this ever requested and popular village enjoying landscaped gardens and useful office/garden room.

Hugely improved and oozing with character features, this charming home offers accommodation to include an entrance hall, living room, dining room, kitchen/breakfast room, cloakroom, three bedrooms and a lovely first floor bathroom. Benefiting from gas heating and double glazing.

A real feature of this property is the long and established rear garden, perfectly maintained and well stocked. A useful garage is also located towards the rear of the property.

Viewing is highly recommended.

### About Burwell:

Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. The village offers a picturesque setting with beautiful countryside walks and nearby parks. It's located approximately 10 miles from Cambridge city centre, making it accessible for those commuting to the city, and around 5 miles from the market town of Newmarket, famous for its horse racing. Overall, Burwell balances rural tranquillity with convenient access to urban facilities.

### Hallway

With radiator, staircase rising to the first floor and door through to the:

### Living Room

12'1" x 12'1"

Good sized living room with featured bricked fireplace, TV connection point, window to the front aspect and opening through to the:

### Dining Room

12'10" x 11'5"

With tiled flooring, storage cupboard, radiator and opening through to the:

### Kitchen

14'5" x 11'5"

Modern kitchen fitted with a variety of matching eye and base level storage units and working surfaces over,

undermounted sink with mixer tap over. Integrated appliances to include NEFF double eye level oven, gas burner hob and fridge/freezer and dishwasher.

### WC

Low level WC, hand basin and window to the rear aspect.

### First Floor Landing

With access to the storage cupboard. Window to the side aspect.

### Bedroom 1

11'5" x 9'9"

Double bedroom with fitted wardrobes, radiator and window to the rear aspect.

### Bedroom 2

10'10" x 9'4"

Double bedroom with fitted wardrobes, radiator and window to the front aspect.

### Bedroom 3

7'11" x 5'10"

With radiator, storage cupboard and window to the front aspect.

### Bathroom

Three piece bathroom suite comprising a low level WC, hand basin with vanity drawers under, panelled bath, walk-in shower cubicle, radiator, storage cupboard, windows to the rear and side aspect.

### Outside - Front

Enclosed by bricked wall, laid to shingle frontage area, planted shrubs and pathway leading up to the front entrance.

### Outside - Rear

Landscaped rear garden with two paved patio seating areas, wooden pergola, pathway leading down to a laid to lawn area. Rear pedestrian gate.

### Garden Office

11'1" x 10'11"

With power and lighting. Bi-folding doors.

### Property Information:

Maintenance fee - N/A

EPC -

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Metre -

Parking – Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources -

Broadband Connected - TBC

Broadband Type – Ultrafast available, 1000Mbps

download, 100Mbps upload

Mobile Signal/Coverage – Ofcom suggest likely/limited

Rights of Way, Easements, Covenants – None that the

vendor is aware of

### Garage

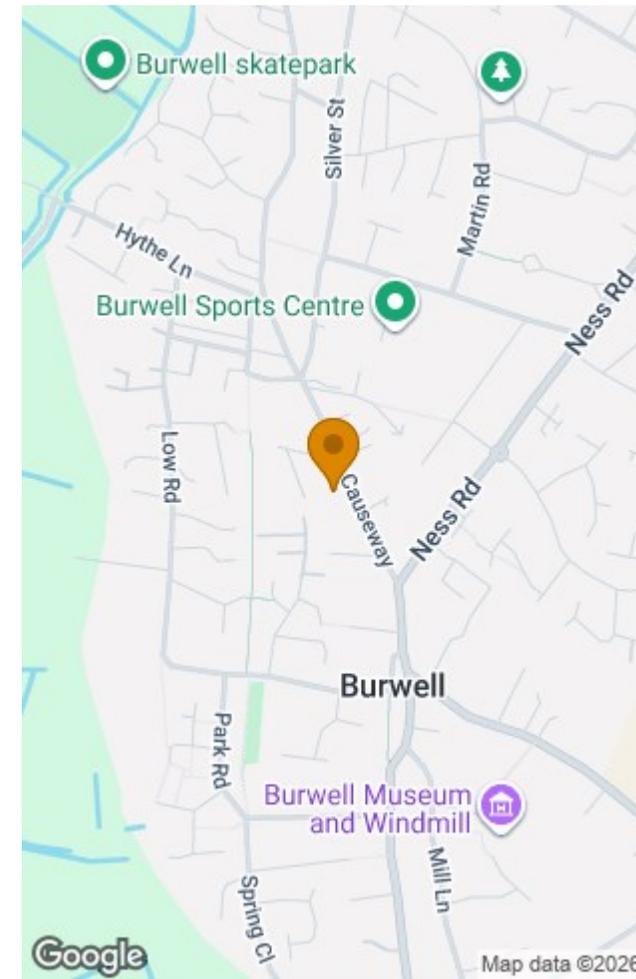
Located at the rear of the property. Metal up and over garage door.

**Approximate Gross Internal Area 1181 sq ft - 110 sq m**

Ground Floor Area 588 sq ft – 55 sq m

First Floor Area 474 sq ft – 44 sq m

Outbuilding Area 119 sq ft – 11 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



